




**DEVELOPMENT SERVICES**

**CITY OF FRISCO**

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

**To:** Honorable Mayor and City Council   
**From:** Scott L. Ingalls, AICP, Development Coordinator  
**XC:** George Purefoy, City Manager  
John Lettelleir, AICP, Director of Development Services

**Date:** March 10, 2010

**Subject:** Planning & Zoning Commission Site Plan and Plat Approvals

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In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their March 9, 2010 meeting. Commission Members Chris Moss and Jeff Trykoski were absent.



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March 10, 2010

**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Site Plan & Final Plat:** Sandler Pools Addition, Block A, Lot 1 -  
Gold Medal Pools Outdoor Display (SPFP10-0003)  
**Owner(s):** Sandler Pools Inc.

**Description:**

An outdoor display area for the business on one lot on 2.9± acres on the east side of Preston Road, 200± feet south of Stockard Drive. Zoned Commercial-1 with a Specific Use Permit (S-5) for Outdoor Storage. Neighborhood #29. RC

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Site Plan

Staff approval of the landscape plans.

Final Plat

As submitted.

This Site Plan will expire on 02-08-2012.

**RC/kj**

**cc:**

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
Michele Wood

Phillip Climer  
Jim Cottone  
Diana Torres

Victor Insko  
Carey Frazier  
Poly Birika



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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Site Plan:** SWC Ohio/Lebanon Addition, Block A, Lot 11 – DePaoli Dental Office  
(SPFP10-0001)

**Owner(s):** Ernest and Shana DePaoli

**Description:**

A dental office on one lot on 1.2± acres on the southwest corner of Ohio Drive and Lebanon Road. Zoned Commercial-1. Neighborhood #29. JE

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.

This Site Plan will expire on 01-11-2012.

**JE/kj**

**cc:**

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Revised Site Plan:** Hope Fellowship Addition, Block A, Lot 1R (SP10-0002)  
**Owner(s):** Hope Fellowship of the Assemblies of God

**Description:**

A church on one lot on 8.8± acres on the northwest corner of Rolater Road and Kings Ridge Road. Zoned Single Family-5 with a Specific Use Permit (S-117) for a Church. Neighborhood #19. JE

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

1. Staff approval of the landscape plans.
2. Additions and/or alterations resulting from Engineering Services' review of construction plans.

This Revised Site Plan will expire on 02-08-2012.

**JE/kj**

**CC:**

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
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March 10, 2010

**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Public Hearing - Replat:** Chapel Creek, Phase 1B, Block E, Lot 11R2 and  
Tract E-2R1 (RP10-0002)

**Owner(s):** Northcreek Properties, L.P.

**Description:**

One single-family lot and one open space lot on 1.0± acre at the terminus of Memorial Drive, 700± feet east of Chapel Creek Parkway. Zoned Planned Development-79- Single Family-3/Single Family-4/Single Family-5/Patio Home. Neighborhood #23. JE

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item as submitted.

**JE/kj**

**cc:**

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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Preliminary Site Plan &**

**Revised Conveyance Plat:** Frisco Corners Addition, Block 1, Lots 6R, 7R & 11  
(PSPCP09-0008)

**Owner(s):** Agile Pursuits

**Description:**

A car wash and two restaurants on three lots on 4.7± acres on the northwest corner of Stockard Drive and Preston Road. Zoned Commercial-1. Neighborhood #30. RC

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Revised Conveyance Plat

As submitted.

This Preliminary Site Plan & Revised Conveyance Plat will expire on 11-23-2011.

**RC/kj**

cc:

Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Steve Covington  
Umberto Allori  
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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Preliminary Plat:** Knolls of Frisco, Phase 2B (PP10-0001)  
**Owner(s):** Centex Homes

**Description:**

56 Single Family-4 lots, two Homeowners' Association lots, and one City owned lot on 15.4± acres adjacent to Appalachian Lane and Newman Boulevard. Zoning Planned Development-131-Single family-4. Neighborhood #48. SM

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

1. Staff approval of landscape plans.
2. Approval and recordation of a Final Plat prior to Final Acceptance.
3. Additions and/or alterations resulting from Engineering Services' review of construction plans.

This Preliminary Plat will expire on 03-09-2012.

**SM/kj**

**CC:**

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Mike Crain  
Jeff Maxwell  
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**TO:** Applicant   
**FROM:** Scott L. Ingalls, AICP  
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, March 9, 2010

**Revised Conveyance Plat:** Teel Crossing Shopping Center II, Block A, Lots 5R & 7 -  
(CP10-0002)

**Owner(s):** Teel Crossing II LTD.

**Description:**

Two lots on 5.1± acres on the north side of Main Street, 520± feet west of Teel Parkway.  
Zoned Commercial-1. Neighborhood #44. RC

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item as submitted.

**RC/kj**

**CC:**

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